

SENT 10-15-99  
including cc's

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

20806

October 14, 1999

ENVIRONMENTAL HEALTH SERVICES  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577  
(510) 567-6700  
(510) 337-9335 (FAX)

STID 3798

Mr. Mike Karvelot  
Quick Stop Markets, Inc.  
4567 Enterprise Street  
Fremont, CA 94538

RE: Quick Stop Market #46, 363 Grand Avenue, Oakland – Well Destruction

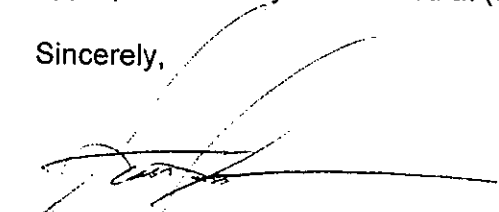
Dear Mr. Karvelot:

The Alameda County Environmental Health Department, Environmental Protection Division, has received concurrence from the Regional Water Quality Control Board, San Francisco Bay Region (RWQCB), for final closure of the underground storage tank investigation at the referenced site.

Prior to the issuance of a "Remedial Action Completion Certificate" by this office, however, the monitoring wells at the site must be properly destroyed should they be of no further use. Well destruction is performed under permit issued by Alameda County Public Works Agency (ACPWA). Please contact Cindy Hutcheson of ACPWA at (510) 670-5248 to secure your well destruction permit.

Please advise me if the well will be destroyed, and when destruction has been completed, as appropriate. I may be reached at (510) 567-6783.

Sincerely,



Scott O. Seery, CHMM  
Hazardous Materials Specialist

- cc: Chuck Headlee, RWQCB
- Cindy Hutcheson, ACPWA
- Leroy Griffin, Oakland Fire Department
- Ram Bali, BPR Real Estate Group, Inc.  
46 Olive Ave., Piedmont, CA 94611
- Chris Dennis, TRC Alton Geoscience  
5052 Commercial Circle, Concord, CA 94520

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0806

May 4, 1999

ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION (LOP)  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577  
(510) 567-6700  
FAX (510) 337-9335

STID 3798

Mr. Mike Karvelot  
Quick Stop Markets, Inc.  
4567 Enterprise Street  
Fremont, CA 94538

RE: Quick Stop Market #46, 363 Grand Avenue, Oakland

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Mr. Karvelot:

This letter is to inform you of new legislative requirements pertaining to cleanup and closure of sites where an unauthorized release of hazardous substance, including petroleum, has occurred from an underground storage tank (UST). Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code requires the primary or active responsible party to notify all current record owners of fee title to the site of: 1) a site cleanup proposal, 2) a site closure proposal, 3) a local agency intention to make a determination that no further action is required, and 4) a local agency intention to issue a closure letter. Section 25297.15(b) requires the local agency to take all reasonable steps to accommodate responsible landowners' participation in the cleanup or site closure process and to consider their input and recommendations.

For purposes of implementing these sections, you have been identified as the primary or active responsible party. Please provide to this agency, within twenty (20) calendar days of receipt of this notice, a complete mailing list of all current record owners of fee title to the site. You may use the enclosed "list of landowners" form (sample letter 2) as a template to comply with this requirement. If the list of current record owners of fee title to the site changes, you must notify the local agency of the change within 20 calendar days from when you are notified of the change.

If you are the sole landowner, please indicate that on the landowner list form. The following notice requirements do not apply to responsible parties who are the sole landowner for the site.

**LANDOWNER NOTIFICATION**

Re: 363 Grand Avenue, Oakland

May 4, 1999

Page 2 of 2

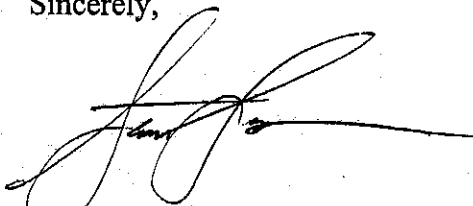
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 1) consider a cleanup proposal (corrective action plan)
- 2) consider a site closure proposal
- 3) make a determination that no further action is required
- 4) issue a closure letter

You may use the enclosed "notice of proposed action" form (sample letter 3) as a template to comply with this requirement. Before approving a cleanup proposal or site closure proposal, determining that no further action is required, or issuing a closure letter, the local agency will take all reasonable steps necessary to accommodate responsible landowner participation in the cleanup and site closure process and will consider all input and recommendations from any responsible landowner.

Please call me at (510) 567-6783 should you have any questions about the content of this letter.

Sincerely,



Scott O. Seery, CHMM  
Hazardous Materials Specialist

Attachments

cc: Chuck Headlee, RWQCB  
Leroy Griffin, Oakland Fire Department

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0801

June 16, 1998  
STID 3798

ENVIRONMENTAL HEALTH SERVICES

1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577  
(510) 567-6700  
(510) 337-9335 (FAX)

Mike Karvelot  
Quik Stop Markets, Inc.  
4567 Enterprise Ct.  
Fremont, CA 94538

re: 363 Grand Ave., Oakland, CA 94610

Dear Mr. Karvelot:

This office has received and reviewed a Semi-Annual Progress Report and Workplan dated May 15, 1998 by Alton Geoscience. The following comments concern this report:

1. The workplan for geoprobe sampling is acceptable to this office.
2. This office also received a letter dated June 9, 1998 requesting to delay restarting an ARS until after the site assessment. This is also acceptable.
3. It appears that all the remaining contamination is in the vicinity of where the proposed soil borings will be made, and is limited to only a few of the wells.

You may contact me at (510) 567-6782 if you have any questions regarding this letter.

Sincerely,

Thomas Peacock, Manager  
Environmental Protection Division

c: kathleen Racke, Alton Geoscience, 30A Lindbergh Ave.,  
Livermore, CA 94550  
Dick Pantages, Chief - Files  
LeRoy Griffin, City Of Oakland Hazardous Materials

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

RO#806

January 13, 1998  
STID 3798

Mike Karvelot  
Quik Stop Markets, Inc.  
4567 Enterprise Ct.  
Fremont, CA 94538

ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION (LOP)  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577  
(510) 567-6700  
FAX (510) 337-9335

re: 363 Grand Ave., Oakland, CA 94610

Dear Mr. Karvelot:

This office has received and reviewed a Semi-Annual Progress Report dated April 15, 1997 by Alton Geoscience. The following comments concern these reports:

1. There are no conclusions or recommendations in these reports, only analytical data.
2. It seems that the greatest concentration of contaminants are around MW-2. Only 3 wells of nine have any contamination and only the above well is significant. Perhaps a proposal to discontinue monitoring some wells is appropriate.

This case will be transferred to me at this time. You may contact me at (510) 567-6782 if you have any questions regarding this letter.

Sincerely,

Thomas Peacock, Manager  
Environmental Protection Division

c: Matthew Katen, Alton Geoscience, 30A Lindbergh Ave.,  
Livermore, CA 94550  
Dick Pantages, Chief - Files  
LeRoy Griffin, City Of Oakland Hazardous Materials

ALAMEDA COUNTY  
HEALTH CARE SERVICES



20806

AGENCY

DAVID J. KEARS, Agency Director

Alameda County CC4580  
Environmental Protection Division  
1131 Harbor Bay Parkway, Room 250  
Alameda CA 94502-6577

July 19, 1996  
STID 3798  
page 1 of 2

Mike Karvelot  
Quik Stop Markets Inc.  
4567 Enterprise ST.  
Fremont CA 94538

RE: Quik Stop Market #46, 363 Grand Ave., Oakland CA 94610

Dear Mr. Karvelot,

Since my last letter to you, dated 3/31/95, the following documents have been received in this office:

- 1) "Work Plan Revision Addendum," letter dated 3/31/95, prepared by Alton Geoscience;
- 2) "Quarterly Progress Report, January through March 1995," dated 4/19/95, prepared by Alton Geoscience;
- 3) "Supplementary Site Assessment Report," dated 6/6/95, prepared by Alton Geoscience;
- 4) "Quarterly Progress Report, July through September 1995," dated 9/30/95, prepared by Alton Geoscience;
- 5) "Quarterly Progress Report, October through December 1995," dated 11/30/95, prepared by Alton Geoscience; and
- 6) "Quarterly Progress Report, January through March 1996," dated 4/11/96, prepared by Alton Geoscience.

In addition, a field report dated 4/7/95 is included in the file; I wrote this report during a site visit during drilling of MW9 and RW2.

The 4/11/96 Quarterly Progress Report indicates that there was 0.02' of free product in MW2 on 1/15/96, and it was manually pumped out from MW2 on 2/27/96 and 3/3/96. *This appears to be a viable interim method of free product removal, since the treatment system is not extracting much groundwater. If the free product disappears, it would obviously be acceptable to hold off on the pumpouts.*

July 19, 1996  
STID 3798  
page 2 of 2  
Mike Karvelot  
Quik Stop Markets Inc.

**In addition, it would be acceptable to reduce the groundwater monitoring and sampling from quarterly to biannually. Groundwater should therefore be monitored and sampled in the 1st and 3rd quarters, corresponding with the annual high and low water table.**

If you have any questions, please contact me at 510-567-6700, ext 6761; our fax number is 510-337-9335.

Sincerely,

Jennifer Eberle  
Hazardous Materials Specialist

cc: Matt Katen, Alton-Geoscience, 30A Lindbergh Ave., Livermore CA 94550  
Acting Chief/file

je.3798-B

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RO 806

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

March 31, 1995  
STID 3798

Mike Karvelot  
Quik Stop Markets Inc.  
4567 Enterprise ST.  
Fremont CA 94538

DEPARTMENT OF ENVIRONMENTAL HEALTH  
ALAMEDA COUNTY-ENV. HEALTH DEPT.  
ENVIRONMENTAL PROTECTION DIV.  
1131 HARBOR BAY PKWY., #250  
ALAMEDA CA 94502-6577  
(510)567-6700

RE: Quik Stop #46, 363 Grand Ave., Oakland CA 94610

Dear Mr. Karvelot,

My last letter to you was dated 9/28/94. At that time, the "Ground Water/Soil Vapor Recovery Well Installation and Testing Work Plan," prepared by Alton Geoscience, dated 8/30/94, was accepted. That workplan involved the installation of four additional 4-inch recovery wells for incorporation into the existing groundwater/soil treatment system.

The workplan design has been revised since then. A vacuum test was done using the existing treatment system in MW2, as per telephone conversations with Matt Katen of Alton-Geoscience (A-G). The vapor flow was very low; the conclusion was drawn that the soils are too tight for soil vapor extraction. The screened interval in the recovery well was found to be well below the water table. Therefore, A-G proposes to install one new recovery well and abandon one unneeded monitoring well (MW3). No vapor extraction wells are proposed. The details of this proposal are outlined in A-G's "Work Plan Revision," dated 3/21/95. **I have reviewed this revision, and found it acceptable.**

Upon review of the 1/12/95 Quarterly Progress Report by A-G, I noted that MW2 had 0.22 feet floating product on 12/9/94. It seemed prudent to install another MW downgradient of MW2 in order to evaluate the extent of the floating product (and/or dissolved product). This was discussed with Matt Katen of A-G. To this end, A-G submitted a "Work Plan Revision Addendum," dated 3/31/95, and faxed to me on the same day. **I have reviewed this addendum, and found it acceptable.**

If you have any questions, please contact me at 510-567-6700, ext 6761; our new fax number is 510-337-9335.

**Please notify me at least 2 business days in advance of field activities so that I may arrange to be onsite. Your consultant is encouraged to submit reports on double-sided paper in order to save precious trees. The RWQCB need not be copied on reports any longer.**



March 31, 1995  
STID 3798  
Mike Karvelot  
page 2 of 2

Sincerely,



Jennifer Eberle  
Hazardous Materials Specialist

cc: Matt Katen, Alton-Geoscience, 30A Lindbergh Ave.,  
Livermore CA 94550  
Ariu Levi, Acting Chief/file

je.3798-A

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

R0806

September 28, 1994  
STID 3798

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY  
DEPARTMENT OF ENVIRONMENTAL HEALTH  
1131 HARBOR BAY PARKWAY, 2ND FLOOR  
ALAMEDA, CA 94502-6577

Mike Karvelot  
Quik Stop Markets Inc.  
4567 Enterprise ST.  
Fremont CA 94538

RE: Quik Stop #46, 363 Grand Ave., Oakland CA 94610

Dear Mr. Karvelot,

I am in receipt of the "Ground Water/Soil Vapor Recovery Well Installation and Testing Work Plan," prepared by Alton Geoscience, dated 8/30/94. As you know, this workplan involves the installation of four additional 4-inch recovery wells for incorporation into the existing groundwater/soil treatment system.

This workplan is acceptable for implementation. If you have any questions, please contact me at 510-567-6700, ext 6761. This is our new permanent phone number; our new fax number is 510-337-9335.

**Please notify me at least 2 business days in advance of field activities so that I may arrange to be onsite. Feel free to submit reports on double-sided paper in order to save precious trees. The RWQCB need not be copied on reports any longer.**

Sincerely,

Jennifer Eberle  
Hazardous Materials Specialist

cc: Bill Bassett, Alton-Geoscience, 30A Lindbergh Ave.,  
Livermore CA 94550  
Ed Howell/file

je 3798

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0806

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

October 1, 1992

STID 3798

Jack Griffith  
Quik Stop  
PO Box 5745  
Fremont CA 94538

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program  
80 Swan Way, Rm 200  
Oakland, CA 94621  
(510) 271-4530

RE: Quik Stop Market #46  
363 Grand Av.  
Oakland CA 94610

Dear Mr. Griffith,

I made a visit to the above referenced site today to observe the groundwater extraction and treatment (SAVE) system. Peter Schoen from Decon Environmental Services was onsite to explain the system. During the visit, I noted seven 55-gallon drums in the storage area where the SAVE system is located. Peter Schoen indicated that one of the drums was soil and groundwater generated by Decon. Not all of the drums were labeled, but one of the drums' labels was marked 1989. The contents of these drums are likely purge water and/or drilling muds. However, the generator must determine if the waste is hazardous, as per 22 CCR Section 66262.11. Hazardous wastes cannot be stored onsite for more than 90 days without a storage permit, as per 22 CCR Section 66262.34. Therefore, we request that you properly label and/or dispose the drums and provide us with copies of hazardous waste manifests and/or disposal receipts **within 45 days or by November 16, 1992.**

If you have any questions, feel free to phone me at 510-271-4530.

Sincerely,

Jennifer Eberle  
Hazardous Materials Specialist

cc: Uji Abdul-Wahid, Advanced Environmental Technology Inc., 890  
E. Quail Valley Dr., Provo UT 84604  
Peter Schoen, Decon Env. Services, 23490 Connecticut St.,  
Hayward, CA 94545  
Rich Hiett, RWQCB  
Ed Howell/File

je

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program

R0806

RAFAT A. SHAHID, Assistant Agency Director

July 30, 1992

STID 3798

Uji Abdul-Wahid  
Advanced Environmental Technology Inc.  
890 E. Quail Valley Dr.  
Provo UT 84604

RE: Quik Stop Markets #46  
363 Grand Ave.  
Oakland CA 94610

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Division  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(510) 271-4320

Dear Ms. Abdul-Wahid,

The case file for the above referenced site has been reassigned to Jennifer Eberle, Hazardous Materials Specialist. Please forward future correspondence to her attention.

We have received your letter dated 7/17/92 which responds to our issues raised by letter dated 7/2/92. We also received a fax on 7/29/92 from your contractor, Tom Reese of Decon Environmental Services, which included the site safety plan and proof of workers compensation insurance. Together, this information satisfies our issues outlined in a letter from Paul Smith from this office dated 7/2/92. Therefore, we grant approval for the Corrective Action Plan, prepared by AET, dated 5/29/92.

If you have any questions, please contact J. Eberle at 510-271-4320.

Sincerely,

*Barney Chan for*

Susan Hugo  
Senior Hazardous Materials Specialist

cc: Jack Griffith, Quik Stop Markets Inc., PO Box 5745, Fremont CA  
94538-5745  
Rich Hiett, RWQCB  
Edgar Howell/File

je

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0806

RAFAT A. SHAHID, Assistant Agency Director

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Division  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(510) 271-4320

StID #3798

July 2, 1992

Advanced Environmental Technology Inc.  
890 E. Quail Drive  
Provo, Utah 84604

Re: Quick Stop, 363 Grand Ave., Oakland, CA 94610

Dear Mr. Albert :

Alameda County Environmental Health Department Hazardous Materials Division has reviewed the Corrective Action Plan (CAP) dated May 29, 1992. After review of the proposal and after sharing a subsequent phone conversation with you it became apparent that it is Advanced Environmental Technology Inc.'s intention to initiate groundwater extraction using one (6") recovery well (RW-1) via a pump and treat Remediation Service International (RSI) system.

Regarding the proposed system, the following issues need to be addressed prior to system approval:

- 1) Please provide a schematic of the proposed piping system, and provide information on the system design and anticipated pump rates. Please refer to Exceltech report Oct. 16, 1990 for recommended optimum rates.
- 2) Provide a Contingency plan in the event that a system failure in pump, plumbing fixture or holding tank.
- 3) Provide a Health and Safety plan by your subcontractor if it is they who will actually conduct the work at the site.
- 4) As agreed in our telephone conversation within a month of system operation provide this Department with an evaluation report indicating system efficacy, anticipated duration of pump and treat system and necessary modifications or additions to make the system operate more effectively. Also, indicate how it will be determined whether soil has been adequately remediated.

The last quarterly report available in this office dated January 20, 1992 indicates recent significant groundwater contamination in wells 1-R, 2, 3, 5. It should be noted that RW-1 contained non detectable levels of all pollutants analyzed.

- 5) You are directed to contact the Oakland Fire

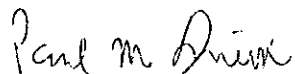
Mr. Albert  
July 2, 1992  
page 2 of 2

Department, Division of Fire Prevention, Inspector Steve Hallert  
(510) 238-3851 to determine if any Fire Permits are required.

6) Provide proof of Workers Compensation Insurance coverage  
prior to the start of work.

If you have any questions contact feel free to contact me at  
(510) 271-4320. Please notify us 5 days prior to the start of  
work so that we can verify that the above conditions are met.  
Work is not to start without specific approval from this office.

Sincerely,



Paul M. Smith  
Senior Hazardous Materials Specialist

cc: Jack Griffith, Quick Stop Markets, P.O. Box 5745, Fremont,  
CA 94538-5745  
Tom Reese, Decon Environmental Services, 23490 Connecticut  
Street, Hayward, CA 94545  
Rich Hiett, SFRWQCB, 2101 Webster St, 5th Floor, Oakland, CA  
94612

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0806

RAFAT A. SHAHID, Assistant Agency Director

STID# 3798

April 24, 1992

Jack Griffith  
Quick Stop Inc.  
P. O. Box 5745  
Fremont, CA 94538

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Division  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(510) 271-4320

Re: **Quick Stop, 363 Grand Ave. Oakland, CA 94610**

This office has reviewed the results of groundwater monitoring of the nine (9) monitoring wells at this site up to and including the monitoring which took place on December 16, 1991. The groundwater contamination does not appear to be abating and is above the State of California Maximum Contaminant Level (MCL) for benzene and toluene.

We therefore request that **within 60 days** you prepare a Corrective Action Plan that comports with Section 2725 of Title 23 of the California Code of Regulations (CAC). Specifically this section of the CAC requires:

- 1) An assessment of the impacts as specified in 23 CAC Section 2725 (e),
- 2) A feasibility study as specified in 23 CAC Section 2725 (f),
- 3) Based upon the results of the feasibility study suggest applicable cleanup levels as specified in 23 CAC Section 2725 (g).

A review of the file for this site finds no record that an "Underground Storage Tank Unauthorized Release Contamination Site Report" has been submitted. I have enclosed a copy of this form, would you please complete it and submit it to our office **within 10 days**.

If you have any questions please contact Britt Johnson, Hazardous Materials Specialist at (510) 271-4320

Sincerely,

A handwritten signature in cursive script that reads "Paul Smith".

Paul Smith  
Senior Hazardous Materials Specialist

cc: Howard Hatayama, Cal-EPA, DTSC  
Rich Hiatt, RWQCB

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0806

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Program  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(415)

April 30, 1991

Mr. Jack Griffith  
Quik Stop Markets, Inc.  
P.O. Box 5745  
Fremont, CA 94537

Re: March 1991 quarterly report on Quik Stop #46, 363 Grand Ave.,  
Oakland

Dear Mr. Griffith:

The Alameda County Department of Environmental Health, Hazardous Materials Division has reviewed the above report from Exceltech. We appreciate Quick Stop's diligence in carrying out the quarterly monitoring program at this site. However, as requested in our November 15, 1990 letter, we would also like bi-monthly updates on the remedial action plan, with respect to scheduling, milestones, and cleanup progress.

Please submit an additional deposit of \$500, made out to Alameda County, for our continued oversight of the case. Ongoing county involvement at this site has nearly exhausted the previous deposit made last year. We deduct funds from the account at the rate of \$67 for each hour spent on the project.

If you have any questions about this letter, please contact the undersigned at 271-4320.

Sincerely,

Gil Wistar  
Hazardous Materials Specialist

cc: Lester Feldman, San Francisco Bay RWQCB  
Rafat Shahid, Asst. Agency Director, Environmental Health  
files



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0806

November 15, 1990

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Program  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(415)

Ms. Regina Fernandez  
Staff Engineer  
Exceltech  
41674 Christy St.  
Fremont, CA 94538-3114

Re: **Groundwater and soil remediation plan for Quick Stop #46, 363  
Grand Ave., Oakland**

Dear Ms. Fernandez:

Thank you for submitting the remediation plan for the above site, as well as the pump test report for on-site wells. This office has reviewed your remedial plan and discussed it with the San Francisco Bay Regional Water Quality Control Board. According to the plan, Exceltech proposes the following for the site:

1. Installation of a groundwater treatment system, to consist of air stripping followed by vapor-phase carbon absorption, and effluent discharge to EBMUD.
2. Dewatering of the unconfined aquifer to permit excavation of contaminated soils below the water table. This would be followed by verification soil sampling to demonstrate that all contaminated soil were in fact removed.
3. Off-site treatment of approximately 2,000 cu. yds. of excavated soils.
4. Continued groundwater cleanup using the process outlined in #1 above.

Overall, the Water Board concurs with us that this remediation plan is appropriate and represents a logical way to clean up the site. However, there are several items to be addressed before this work can be carried out, as outlined below.

Regarding the proposal to haul excavated soil to a remote treatment location, we are requiring that you sample this soil sequentially to determine its hazard classification prior to its removal from the site. Soil contaminated at above 1,000 ppm TPH-G will be considered hazardous waste. If soil to be removed exceeds this threshold, it will have to be removed under manifest to a permitted TSD facility. If soil is below this level, it may be removed from the site without a formal manifest, but the contractor must account for every ton of soil leaving the site. In either case, this office must approve the treatment location before any soil is hauled from the site.

Ms. Regina Fernandez  
November 15, 1990  
Page 2 of 2

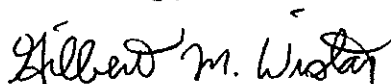
Another point to be addressed is the potential effects of drawdown during the dewatering operation on other nearby remediation projects. Our office is aware of only one such project in the immediate site vicinity, which is the Exxon service station (formerly Texaco) at 500 Grand Ave. Please contact Texaco's consultant, Harding Lawson Associates, in Concord, regarding possible project interferences. The HLA contact is Randy Stone, at (415) 687-9660.

Once these items are resolved, work may begin, according to the proposal and schedule. Please submit brief progress reports on remediation status to this office and to the RWQCB every 60 days. Prior to the implementation of remedial work, all monitoring wells must continue to be sampled at least quarterly.

Regarding ultimate site "signoff," the RWQCB is the only agency that has the authority to delist a site following cleanup. At the conclusion of remediation, our office will prepare a recommendation to the RWQCB that they consider the site for signoff, if we feel such a recommendation is justified. The Water Board will then base its decision on our recommendations, on project correspondence and reports, and on whether the project consultant has addressed each of the points in the enclosed checklist, (prepared by the Board).

If you have any questions about this letter, please contact the undersigned at 271-4320.

Sincerely,



Gil Wistar  
Hazardous Materials Specialist

encl.

cc: Jack Griffith, Quick Stop Markets (P.O. Box 5745, Fremont, CA  
94537)  
Lester Feldman, RWQCB  
Rafat A. Shahid, Asst. Agency Director, Environmental Health  
files

*Am*

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0806

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Program  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(415)

June 29, 1990

Mr. Calvin Wong  
Services Dept.  
Oakland Redevelopment Agency  
1330 Broadway, 2nd fl.  
Oakland, CA 94612

Dear Mr. Wong:

As you're aware, there is a subsurface pollution investigation taking place at 363 Grand Ave. in Oakland, the site of a Quik-Stop Market. This investigation is the result of leaking underground gasoline tanks that were removed from the site in June 1988. At that time, significant soil contamination was discovered in the immediate vicinity of the tanks (i.e., within Quik-Stop property lines); however, subsequent soil borings performed beyond property boundaries, particularly at 455-461 Ellita Ave., have shown little or no unsaturated-zone hydrocarbon contamination.

Quik-Stop's geological consultant, Exceltech of Fremont, sampled soil from depths between 6 and 21 feet in three soil borings (that were then converted to monitoring wells) south of the 363 Grand Ave. property. Analytical results for total petroleum hydrocarbons and benzene showed "non-detect" levels of these contaminants. To our knowledge, no other soil analyses have been performed on or near Mr. Robertsons' property at 455-461 Ellita.

With respect to groundwater, there are now eight monitoring wells in the Quik-Stop site vicinity, including two on 455-461 Ellita, and one adjacent to this property on Ellita St. Water table depth varies from 8-10 feet below ground surface in this area. There is gasoline contamination of groundwater under the Quik-Stop site, which is being, and will continue to be, monitored on a quarterly basis. So far, this "plume" of contaminated groundwater has not moved underneath the 455-461 Ellita property, but this remains a possibility, since the direction of groundwater flow is towards Lake Merritt. However, any development activities on this property, assuming they would not require excavation down to the water table, should not expose anyone to contaminated groundwater, even if it were to move underneath the property. In our conversations with Mr. Robertson, he assured us that his development would only involve very shallow soil movement; he also made a commitment to cooperate with ongoing groundwater monitoring from the wells on the property.

Based on this information, we believe that any shallow (< 6 ft.) soil excavation associated with the development of Mr. Robertson's

Mr. Calvin Wong  
June 29, 1990  
Page 2 of 2

property would not adversely affect public health or harm the environment. If you have any questions about this letter or about the Quik-Stop monitoring/remediation program, please contact the undersigned at 271-4320.

Sincerely,



Gil Wistar  
Hazardous Materials Specialist

cc: Milton Feldstein, BAAQMD (939 Ellis St., San Francisco, CA  
94109)  
Jack Griffith, Quik-Stop Markets (P.O. Box 5745, Fremont, CA  
94537)  
Honorable Frank Ogawa, City of Oakland (149 Franklin St.,  
Oakland, CA 94607)  
Rafat Shahid, Asst. Agency Director, Environmental Health  
files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0806

June 29, 1990

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Program  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(415)

Mr. Jack Griffith  
Quik Stop Markets, Inc.  
P.O. Box 5745  
Fremont, CA 94537

RE: March 1990 report on Quik Stop #46, 363 Grand Ave., Oakland

Dear Mr. Griffith:

The Alameda County Department of Environmental Health, Hazardous Materials Division has reviewed the above report from Exceltech. We concur with Exceltech's conclusion that contamination at the site has been defined and that Quik Stop should now prepare a remedial action plan for cleanup of contaminated groundwater and soil. In addition, quarterly sampling of all monitoring wells, at a minimum, must continue until cleanup is complete.

Please submit a remedial action work plan to this office and to the Water Board no later than **August 28, 1990**. This plan must include a schedule for implementation of specific tasks. Because we are overseeing this site under the designated authority of the Water Board, this letter constitutes a formal request for technical reports, per Sec. 13267(b) of the California Water Code.

In addition, please submit an additional deposit of \$400, made out to Alameda County, for our continued oversight of the case. Ongoing county involvement at this site has nearly exhausted the previous deposit made last year.

If you have any questions about this letter, please contact the undersigned at 271-4320.

Sincerely,

Gil Wistar  
Hazardous Materials Specialist

cc: Lester Feldman, San Francisco Bay RWQCB  
Howard Hatayama, DOHS  
Rafat Shahid, Asst. Agency Director, Environmental Health files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0806

September 15, 1989

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Program  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(415)

Mr. Jack Griffith  
Director of Gasoline  
Quick-Stop Markets  
4567 Enterprise St.  
Fremont, CA 94538

**Re: EES proposal for supplemental soil and groundwater  
investigation for Quick-Stop #46, 363 Grand Ave., Oakland**

Dear Mr. Griffith:

The Alameda County Department of Environmental Health, Hazardous Materials Division, has reviewed the proposal referenced above. The Division concurs with the proposed locations of off-site monitoring wells as a means of seeking the outer limits of the contaminant plume. However, this proposal makes inadequate provisions for additional soil characterization, a subject that the Ensco Environmental Services proposal of May 1989 addressed in the form of a soil gas survey. According to our records, such a survey has not occurred, and there are therefore a lot of unanswered questions about the extent of vadose soil contamination surrounding the former underground tanks.

The next phase of work should make provisions for further soil characterizations, either in the form of a soil gas survey, soil borings, or both. The report on this work should be submitted to this office by **November 7, 1989**.

In addition, as soon as the additional monitoring wells are installed, a formal program of quarterly water sampling, analysis, and reporting should begin. Copies of all reports should be sent to this office (attn: Gil Wistar), as well as to the Regional Water Quality Control Board (RWQCB) in Oakland (attn: Lester Feldman). Based on the levels of contaminants reported, as well as any trends in contaminant concentrations between sampling intervals, groundwater remediation may be required.

If you have any questions about this letter or about cleanup requirements established by the RWQCB, please contact Gil Wistar, Hazardous Materials Specialist, at 271-4320.

Sincerely,

A handwritten signature in cursive script that reads "Rafat A. Shahid".

Rafat A. Shahid, Chief  
Hazardous Materials Division

c: Gary R. Mulkey, Ensco Environmental Services  
Lester Feldman, RWQCB

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0806

Certified Mailer # P 833 981 374

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Program  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(415) 271-4320

3 May 1989

Jack Griffith  
Director of Gasoline  
Quick Stop Markets  
4567 Enterprise Street  
Fremont, Ca. 94538

Subject: Underground Storage Tank Removal at 363 Grand Avenue,  
Oakland, Project #U508689.

Dear Mr. Griffith:

A review of our records indicates that the balance of the deposit submitted in regards to the underground storage tank removal conducted at the above location is insufficient to cover remaining costs anticipated for this project. Please submit to our office a check made payable to the County of Alameda for \$330.00.

This deposit is authorized by Section 3-141.6 of the Ordinance Code of the County of Alameda and is used to cover expenses incurred by Alameda County personnel in the discharge of their oversight duties associated with this project. Records are maintained of the time County employees commit to a project and the deposit is charged at an hourly rate. Upon the completion of the project the balance of the deposit will be returned to you.

In accordance with Section 3-141.6(a) of the Ordinance Code of the County of Alameda, we request that this additional deposit be paid within ten days of the date upon which you receive this notification. Failure to meet this deadline could void all prior approval and render any further construction or activity at this site unlawful.

If you have any questions concerning this matter, please contact, Dennis Byrne, Hazardous Materials Specialist, at (415) 271-4320.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Rafat A. Shahid'.

Rafat A. Shahid, Chief,  
Hazardous Materials Division

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0806

29 March, 1989

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Program  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(415) 271-4320

Jack Griffith  
Director of Gasoline  
Quick Stop Markets  
4567 Enterprise Street  
P.O. Box 5795  
Fremont, Ca. 94538

Subject: Monitoring Well Data from 363 Grand Ave, Oakland.

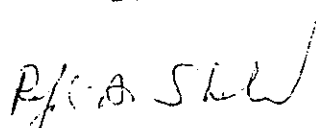
Dear Mr. Griffith:

Thank you for the groundwater monitoring well installation and analysis report presented to our office on the 23rd of March, 1989. Following a review of the submitted materials, it is the opinion of the Alameda County Department of Environmental Health, Hazardous Materials Division, that the recommendations proposed by Ensco Environmental Services on Page 8 of the report are the appropriate steps to take in regards to this project.

Please submit to our office the results of the quarterly monitoring. The remedial action plan for this site should include a report of any additional investigative work taken to define the extent of contamination present.

If you have any questions concerning this matter, please contact, Dennis Byrne, Hazardous Materials Specialist, at (415)271-4320.

Sincerely,

  
Rafat A. Shahid, Chief,  
Hazardous Materials Division

RAS:DB

cc: Douglas Young, Ensco Environmental Services, Inc.  
41674 Christy St. Fremont, Ca. 94538-3114



ALAMEDA COUNTY  
**HEALTH CARE SERVICES**  
DAVID J. KEARS, AGENCY  
~~CARL H. HESTER~~ Agency Director



Department of Environmental Health  
Hazardous Materials Division  
80 Swan Way, Room 200  
Oakland, CA 94621

R0806

16 March, 1989

~~AGENCY HEADQUARTERS~~  
400 Fifth Street  
~~XXXXXX~~  
Oakland, California 94607  
(415) 271-4320

Jack Griffith  
Director of Gasoline  
Quick Stop Markets  
4567 Enterprise Street  
P.O. Box 5745  
Fremont, Ca. 94538

Subject: Underground Storage Tank Removal Conducted at 363 Grand Avenue, Oakland.

Dear Mr. Griffith:

In regards to the underground storage tanks removed from the above location on the 15th of June, 1988, certain documentation is required in order to complete our files pertaining to this project. Three groundwater monitoring wells were installed at this location by Ensco Environmental Services, Incorporated, on the 3rd of November, 1988. Documentation which we require regarding this action include a copy of the boring logs signed by a registered geologist and the results of any analysis conducted on soil and water samples collected during this installation.

Guidelines established by the San Francisco Bay Regional Water Quality Control Board suggest that groundwater monitoring wells be sampled quarterly for a period of one year. A decision regarding further sampling at these sites is based upon the data derived during the first year.

In their letter of 25 October, 1988, Ensco Environmental Services suggested an analysis be conducted for Total Petroleum Hydrocarbons (Method 5030) and Benzene, Toluene, Xylene and Ethylbenzene (Method 602 or 624). In our opinion, such an analysis regime is appropriate based upon the contaminants identified by previous samples collected at this site. The results of the quarterly sampling should be submitted to this office for review.

In addition to the monitoring well information, we need a copy of the hazardous waste manifest for the two tanks removed from the site by Placer Tractor Service. Placer Tractor should have provided you with a copy of the manifest after it was completed and signed at the final disposal location. Please submit a copy of this document so that we can include it in our files.

Jack Griffith  
Director of Gasoline  
Quick Stop Markets  
4567 Enterprise Street  
P.O. Box 5745  
Fremont, Ca. 94538  
16 March, 1989  
Page 2 of 2.

If you have any questions or require further clarification concerning these matters, please contact, Dennis Byrne, Hazardous Materials Specialist, at (415) 271-4320.

Sincerely,

*Rafat A. Shahid*

Rafat A. Shahid, Chief,  
Hazardous Materials Division

RAS:DB

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Director



R0806

Telephone Number: (415) 271-4320

1 August, 1988

Mr. Jack Griffith  
Quick Stop Market  
P. O. Box 5745  
Fremont, Ca. 94537

Dear Mr. Griffith:

Thankyou for the analytical data submitted to this office concerning the underground storage tank removal conducted at 363 Grand Avenue in Oakland on the 15th of June, 1988. A review of the data indicates that the soil aeration conducted has been sufficient to lower the Total Petroleum Hydrocarbon levels below that requiring further treatment. Therefore, this soil may be disposed of as a non-hazardous material.

Prior to aeration, TPH levels of up to 600 ppm were detected. Guidelines established by the State of California, Water Resources Control Board and the San Francisco Bay Regional Water Quality Control Board require some followup action to determine the extent of soil contamination. Specifically, a monitoring well must be sunk within ten feet of the underground tank location to a depth of fifteen feet below initial ground water contact. This well is to be located in a downgradient direction relative to ground water flow. Guidelines specify that three wells must be used to determine ground water flow direction. During the well drilling, soil samples must be collected for analysis at five foot depth intervals. This operation must be supervised by a registered engineer/geologist and the soil profile log and analytical data must be submitted to this office for review.

If you have any questions or require further clarification concerning the soil mitigation measures necessary to address this underground tank removal project, please contact, Dennis Byrne, Hazardous Materials Specialist, at (415)271-4320.

Sincerely,

*Rafat A. Shahid*  
Rafat A. Shahid, Chief,  
Hazardous Materials Division.

RAS:DB

cc: Lisa McCann, SFRWQCB  
cc: Roger Thomas, Placer Tractor, 7200 Wells Ave, Loomis, Ca.94537